



MEETING NOTICE POSTING & AGENDA

TOWN OF HULL

Pursuant to MGL Chapter 30A, § 18-25 all Meeting Notices must be filed and time stamped in the Town Clerk's Office and posted at least **48 hours prior to the meeting** (excluding Saturdays, Sundays and Holidays). Please be mindful of the Town Clerk's business hours of operation and make the necessary arrangements to ensure this Notice is received and stamped in by the Town Clerk's Office and posted by at least **30 minutes** prior to the close of business on the day of filing.

TOWN CLERK'S STAMP

Board or Committee	Conservation Commission
Date & Time of Meeting	TUESDAY, August 16, 2022 at 7:30 P.M.
Meeting Remote Location	Remote Call-in meeting with Zoom: https://us06web.zoom.us/j/89201588413?pwd=NEl0ejBLbUhnL21Ec1c2MHNBRUdyQT09 Meeting ID: 892 0158 8413 Passcode: 025107
Requested By:	Chris Krahforst, Conservation Administrator

Members Present: Paul Paquin (PP), Chair, Tammy Best (TB), Sam Campbell (SC), Lou Sorgi (LS)

Members Absent: Katherine Jacintho

Staff Present: Chris Krahforst (CK), Conservation Administrator

Staff Absent: Renee Kiley, Conservation Clerk

AGENDA

7:30 Call to order

Review of Agenda, Meeting Procedure, and approved permit guidance
Minutes

- 7:38 103 Beach Ave., Map 23/Lot 149. (SE35-1704) Opening** of a Public Hearing on the **Notice of Intent** filed by **John Boyd, LLC** for work described as **proposed addition, Porch, & Decks. Abutter Notification:** proof provided. **Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 12'** (storm damage and pollution prevention, flood control). Possible **LiMWA**
Representatives: John Boyd, David Ray
Abutters/Others: None
Documents: Proposed Plan
Ray presents above project: proposes increasing 1st floor living space by 18 ft², rebuild deck and stairs, addition on pilings, rebuild deck/patio on top of existing patio, and adding stairs. The step shown on the plan will be relocated to where the porch is listed as existing in rear.

Motion by LS to issue an order of conditions with the special condition that the proposed step in the rear is located to where the deck/porch is currently shown on Plan of Record, 2nd by SC. SC-aye LS-aye PP-aye TB-aye.

- 7:47 72 Central Ave., Map 14/Lot 056. Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by **Mark Unis** for work described as **replace ~200' existing fence with new vinyl and add 98' of new vinyl fence. Abutter Notification:** RDA, none required. **Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AE 10'** (storm damage and pollution prevention, flood control). **Site visits done: 08/15**

Representatives: Mark Unis

Abutters/Others: none

Documents: Survey, File photos, proposed plan.

Unis presents project above. Shares that neighbors damaged yew trees by excessive cutting. They are damaged such that they have to now be removed and fencing is proposed. A solid fence (stockade) will be opposite the K Street side, spaced picket fence on other sides. Commissioners review fencing preferences in floodplain.

Motion by LS to issue a negative determination with the condition that the picket fence is allowed to have a (horizontal) rail on the ground and where the stockade fence is proposed, it shall be gapped 6" off the ground for free flow of flood waters, 2nd by SC. Roll call: LS-aye, PP-aye, TB-aye, SC-aye

- 7:57 47 F St., Map 13/Lot 015 (SE35-1702) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Brian Hernon** for work described as **add 5' to existing side porch and build 16'x12' deck in rear of home. Abutter Notification:** proof provided. **Resource Areas: Coastal Beach** (storm damage protection, flood control, wildlife habitat), **Buffer to Coastal Bank** (storm damage protection, flood control, wildlife habitat). **Land Subject to Coastal Storm Flowage: AE 10. Site visits done: 7/24.**

Representatives: none

Abutters/Others: none

Documents: none

Application is out of the country and not available.

Motion by LS to continue until 9/13, 2nd by SC. PP-aye, TB-aye, LS-aye SC-aye

- 8:05 212 Samoset Ave. Map 19/Lot 030 (SE35-1705) Opening** of a Public Hearing on the **Notice of Intent** filed by **Anthony Cichello** for work described as **patio construction, concrete removal, driveway repair, conduit trench. Abutter Notification:** proof provided. **Resource Areas: Coastal Beach** (storm damage protection, flood control, wildlife habitat), **Buffer to Coastal Bank** (storm damage protection, flood control, wildlife habitat). **Land Subject to Coastal Storm Flowage: AE 12. Site visits done: 8/15.**

Representatives: Anthony Cichello

Abutters/Others:

Documents: Proposed Plan

Cichello: Backyard had an existing shed and concrete pad in poor condition. Proposes to removed and replace with lawn. Proposes to install a 16'x18' patio with a gazebo structure anchored to the footings and create a utility trench for power. The gazebo will have 4 posts supporting a roof. Proposes to repair existing driveway. Commissioner asks for clarification regarding where power line trench is to be located and of the height of the footings. Cichello: utility line will be from the right rear corner of house to patio. Footings to be flush with the patio. Driveway is currently 2 feet off of property boundary. Staff suggested that all runoff from the gazebo be contained on the applicant's property.

Motion by LS to issue an order of conditions with the special condition that a 2 foot buffer be maintained from the neighbor's side, 2nd by SC. Roll call: TB-aye, SC-aye, LS-aye, PP-aye

- 8:15 189 & 193 Nantasket Ave. & 0 George Washington Blvd., Map 37, Lots 002-004. (SE35-1614) Continuation** of a Public Hearing on the **Notice of Intent** filed by **Nantasket Dune Holdings, LLC** for work described as demolish existing building and construct five-story building, after-the fact clearing of 0 George Washington Blvd., and construction of a parking lot; demolish golf course and construct parking lot. *The scope of work the Notice of Intent has been amended to only include: construction of a parking lot. On 08/12, the applicant's representative requested a continuance to Sept. 13 at time TBD.*

Representatives: none

Abutters/Others: none

Documents: none

Motion by LS to continue until 9/13, 2nd by SC. Roll call: SC-aye, LS-aye, PP-aye, TB-aye

- 8:16 Straits Pond, Town of Cohasset & Hull. Opening** of a Public Hearing on the **Request for Determination of Applicability** filed by the **Town of Hull** for work described as **conduct bathymetric (depth of Pond) and subsurface sediment surveys. Abutter Notification:** RDA, none required. **Resource Areas: Land Under Salt Ponds** (wildlife habitat). **Site visits not needed**

Representatives: Mitch Buck, Woods Hole Group (WHG)

Abutters/Others: none

Documents: Proposed Plan, Photos

Buck represents the above project. Notes that this is a (long) going Straits Pond project associated with the culvert replacement (tide gates) to help improve the Pond's ecology but there are still midges and water quality issues. High tides from the culvert are reaching the pond but the pond isn't draining as well as it could at low tide because of shoals that are blocking the channel and providing tidal restriction with respect to water exchange. The shoals may be, in part, from previous construction of the culvert. The town is considering dredging the shoals. WHG proposes to collect sediment samples by coring (vibracore) to understand what the shoals are made of. Commissioners discussed and clarified the purpose of the work proposed which is limited to sediment sampling and surveying, noting the work is proposed in an ACEC. CK stated that the project will go before the Hingham and Cohasset Conservation Commissions. Commission discussed the culvert construction. CK shared that, historically, the area had shoaling before the culvert construction and that the area had a mill located in the same area in the 1800's. Some of the fill may not be natural. It may be permissible to dredge in an ACEC.

Motion by LS to issue a negative determination, 2nd by SC. Roll call: LS-aye, PP-aye, TB-aye, SC-aye

8:33 Town maintained paths from L to Z Streets. Opening of a Public Hearing on the **Request for Determination of Applicability** filed by the **Town of Hull** for work described as **install beach access mats. Abutter Notification:** RDA, none required. **Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Coastal Beach** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: VE 15** (storm damage and pollution prevention, flood control). **LiMWA. Site visits done: 8/15.**

Representatives: Chris Krahforst

Abutters/Others: Paul Schneider, 107 Manomet Ave; Dan Lampke, 52 M St; Susan Mann (Beach Management Committee – BMC- member), 109 Manomet Ave

Documents: proposed plan, file photos

CK presents above project: This project is the result of Community Preservation Act (CPA) funds that purchased 5 Mobi Mats. The mats are 4 feet by 50 and they don't fit well in the existing path layouts. There are certain areas currently on the beach beyond the maintained paths through the dunes that are difficult to walk on, most notably the residents in the X Street area where a winter cobble berm currently exists. DEP did a site visit (a year or two ago) at the DCR reservation to help review DCR's practice of manipulating small amounts of beach material to facilitate access to the beach. The Town proposes to install the mats it currently has over the beach adjacent to P, R, T, V, and after-the-fact at X St. in a manner similar to DCR practices. Commissioners discussed the seasonal deployment of the mats. Mats have already been purchased, width is such to accommodate wheelchairs. Commissioner: In Hurricane season they will need to be removed. Consider conditioning that the mats be removed prior to an impending moderate or greater coastal storm. Schneider asks why not have mats at all the street end paths and why not ask for the entire beach under this RDA? CK: The request is for flexibility in placing the current mats north of L Street where the beach has more cobble. Later, the Town plans to address the other paths that go through the dunes. Lampke spoke and supports the project. It would be great to have equal access. CK: We currently only have 5 mats. The Beach Management Committee recommended placing the current mats (at the sites identified above). Mann: The BMC supports the project. There is a need for more mats; the BMC will be seeking funding for more mats. Our goal is to put a mat on every town path.

Motion to issue a negative determination that Mobi Mats be allowed on all town paths (not limited to L St-X St) and the adjacent beach with the condition that they be removed in the winter and before storm situations, 2nd by SC. Roll call: PP-aye, TB-aye, SC-aye, LS-aye.

8:53 Primary Dune along A-L Streets. Opening of a Public Hearing on the **Request for Determination of Applicability** filed by the **Town of Hull** for work described as **invasive knotweed control in Nantasket Beach primary frontal dune along Beach Avenue. Abutter Notification:** RDA, none required. **Resource Areas: Barrier Beach** (storm damage protection, flood control, wildlife habitat); **Coastal Dune** (storm damage protection and flood control, likely wildlife habitat); **Land Subject to Coastal Storm Flowage: AO (depth=2'), VE 15'** (storm damage and pollution prevention, flood control). **LiMWA Site visits not needed.**

Representatives: Chris Krahforst

Abutters/Others: Susan Mann 109 Manomet Ave

Documents: Proposed Plan

CK: This project is to control the very invasive species knotweed in the frontal dune. If the species takes over the dune it doesn't provide sand stability as well as native or existing vegetation. The town would like to bring in a contractor to help control this invasive in the dune. The contractor proposes to cut the stem at grade and inject or drip glyphosate into the exposed stem cavity to help control and reduce the plant's viability. Work will be done in the fall after piping plover season. Since this project potentially touches into protected piping plover habitat the Town has reached out to NHESP to consider what the town needs to do in order to condition the project so it is protective of critical habitats. The Town requests a continuation until they have formally heard back from NHESP on this project. Commissioners discussed that this is a Commonwealth-wide problem. Has the contractor worked in a dune system before? CK: The contractor was not surprised to find out that knotweed is in the Town's dunes. Woods Hole Group recommended this contractor. Note that there is a new biological control that uses an insect (a psyllid native to Japan: *Aphalara itadori*) that has been approved by the USDA for knotweed control. There is also the invasive black swallow wort in several places in the dune. It mimics milkweed and is poisonous to Monarch butterflies.

Mann: Can there be some public education sent out? It's important for the public to understand how damaging invasive species can be. Also some public education on what thrives best in the town.

Motion by LS to continue to September 13th, 2nd by SC. Roll call: TB-aye, SC-aye, LS-aye, PP-aye

Certificate of Compliance (COC) Requests

118 Cadish Ave. (SE35-1532)

CK: A COC is requested for an armored toe, landscaping, in front of the property, as well as foundation work and a permeable area and walkway in rear. Previously, the applicant applied for a mason wall which failed and to mitigate the failed wall, they replace the area with an armored toe at grade; gravel and plantings were included area in the rear. The applicant submitted a plan hand-annotated as a "field edit plan" by David Ray. The surveyors state that the construction was performed in compliance with the design except for the gravel walks & plantings in the front and side. CK recalls that the original Commission decision required removal of the *entire* wall. However, there remains some remnants of the wall currently on site. Some material from the wall is also on the coastal beach. Commissioners

discussed that the property is in Chapter 91. The project was not conditioned that way. Remaining blocks need to be removed from the beach. No vote.

18-20 Helen St. (SE35-1432)

Certificate of Compliance for a new house construction on an empty lot. No As-Built plans were provided, some fill was approved, vegetated area as indicated on plans is comprised of crushed stone. Stairway is different. Homeowner hand-annotated the plan. Flood Zone is AE 10. A changing chamber exists under the home.

Motion by LS to issue a Certificate of Compliance, 2nd by SC. Roll call: TB-aye, SC-aye, LS-aye, PP-aye

Continued and New Business

Hull Sewer Dept. Outfall project- This is an assessment and repair of an existing utility component. The sewer department may be eligible for a utility exemption. This is not an expansion but is maintenance and repair.

DCR replacement generator project- DCR is asking to place a generator platform at Hull Shore Drive. It is behind a fence. Generator platforms will be elevated off the ground.

Proposed new Hull WPA fee schedule-Department is growing and additional staff is being brought on to help keep the permitting process running smoothly. The Dept. may have been under charging applicants for permitting as evidenced by what surrounding towns charge for Conservation matters **and** that they all charge double for after-the-fact permitting. These fees would help augment the Dept.'s salaries which is allowable under the WPA. The Commission discussed including the language "at the discretion of the commission" with respect to the after-the-fact permitting. All Commissioners were in agreement **not** to include the discretionary language in the fee schedule.

Malta Area Dune and 18 Manomet Ave DEP SOC site visits (09/08). DEP received a request for a superseding order of conditions for the Malta Area Dune Project and the recent 18 Manomet Ave decision. DEP will be on site to begin their process at 10AM on Sept.8th.

Violations and Compliance issues

20 Touraine Ave-Correspondence to the Commission. A non-compliance letter was sent to 20 Touraine Ave after a neighbor complaint about non-permitted surfacing of an abutting driveway. Letter was forwarded to Commissioners via email. Commissioner discuss that no one gets special treatment and all (appropriate) projects (in WPA jurisdiction) need to be permitted. Commission is requiring homeowner to submit an NOI.

9:46 Motion to adjourn by LS, 2nd by TB, Roll call: SC-aye, LS-aye, PP-aye, TB-aye